



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 26, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: CHAIRMAN RICHARD TRUESDELL AND MEMBER BYRON GOYNES

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, listing the following items, explained that staff has received requests from the applicants to either hold the items in abeyance or to have them withdrawn without prejudice.

Item 7 [SDR-1986]	Abeyance to 7/24/2003	Site Plan redesign
Item 8 [MSP-2019]	Abeyance to 7/24/2003	Sign Plan redesign
Item 9 [SUP-2203]	Abeyance to 7/24/2003	Site Plan redesign
Item 11 [MOD-2356]	Abeyance to 7/10/2003	Work with the neighbors
Item 34 [SUP-2369]	Withdrawn	No longer required
Item 36 [SUP-2400]	Abeyance to 7/10/2003	Site Plan redesign
Item 37 [SDR-2399]	Abeyance to 7/10/2003	Site Plan redesign
Item 38 [SUP-2329]	Abeyance to 7/24/2003	Applicant Out of Town

Item 11 [MOD-2356]

MR. CLAPSADDLE explained that this item is a modification from Village Commercial to Neighborhood Commercial. He stated that the applicant has requested the item to be held until 7/10/03, however because the Site Development Plan Review had been is not included as a result of the way the applicant submitted the case, staff will request that it be held to 8/14/2003 to include both the modification and the Site Plan Review on the same agenda.

Item 34 [SUP-2369]

MR. CLAPSADDLE explained that the Special Use Permit is no longer necessary because of the

City of Las Vegas

redesign of the project. He did state that the companion items however, would be heard.

City of Las Vegas

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

Regarding Item 12 [MOD-2425], Public Works will recommend a revision to Condition 1; Condition 1 of Item 13 [ROC-2438] will be modified and pertaining to Item 24 [SDR-2426], Planning and Development will recommend that the current Condition 2 be replaced. MR. CLAPSADDLE briefly explained that the subject condition would relate to the Site Plan Review of the previously heard case and serve as a guideline to staff when permits are required.

BART ANDERSON, Public Works Department, confirmed staff's recommendations to revised the conditions on Items 12 and 13 as stated by MR. CLAPSADDLE. He also clarified the misconception that the applicant does not intend to go forward with the construction of the park and would provide further information when the item is brought forward for discussion.

MEETING ADJOURNED AT 5:46 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 26, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by COMMISSIONER McSWAIN.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, LAURA McSWAIN AND TODD NIGRO

EXCUSED: CHAIRMAN RICHARD TRUESDELL and MEMBER BYRON GOYNES

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DIANA DAVIS - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2003

SUBJECT:

Approval of the minutes of the May 22, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED – Motion carried with TRUESELL and GOYNES excused

MINUTES:

COMMISSIONER GALATI requested a correction be made to the Briefing Minutes of May 8, 2003.

NOTE: The May 8, 2003 Planning Commission Meeting Briefing Minutes were corrected to reflect COMMISSIONERS GALATI and GOYNES excused.

(6:06)

1-47



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2003

VICE CHAIRMAN QUINN announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN QUINN read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2003**

VICE CHAIRMAN QUINN noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2396 - SANTA BELLA 4 - CENTEX HOMES - Request for a Tentative Map FOR A 72-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.26 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004, 007, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED Items 1 through 5 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 2 and 3 as he had a previous contract with the Las Vegas Valley Water District which subsequently was assigned to Rhodes Homes and just recently was reassigned to KB Homes and **McSWAIN** abstaining on Items 1, 2 and 3 as her firm is presently under contract with each of these companies and **TRUESDELL** and **GOYNES** excused.

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:30 – 6:32)

1-1733

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 1 – TMP 2396

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Plan Review (SDR-2135), Rezoning (ZON-2131), and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All development shall conform to the any additional requirements as set forth by the Clark County Health District.

Public Works

8. Petition of Vacation VAC-2133 must record prior to the recordation of a Final Map for this site.
9. Dedicate a 54-foot radius at the southeast corner of Racel Street and Durango Drive.
10. Extend public sewer to the south edge of this site at a size, depth, and location acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 1 – TMP 2396

CONDITIONS - Continued:

11. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2357 - KB HOMES OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Rezoning (Z-0022-01) FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: RPD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres adjacent to the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED Items 1 through 5 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 2 and 3 as he had a previous contract with the Las Vegas Valley Water District which subsequently was assigned to Rhodes Homes and just recently was reassigned to KB Homes and McSWAIN abstaining on Items 1, 2 and 3 as her firm is presently under contract with each of these companies and **TRUESDELL** and **GOYNES** excused.

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:30 – 6:32)

1-1733

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 2 – EOT-2357

CONDITIONS - Continued:

Planning and Development

1. This Extension of Time shall expire on August 2, 2005.
2. Provide a multi-use transportation trail along the south side of Iron Mountain Road as depicted on Map 2 of the Transportation Trails Element.
3. Conformance to the conditions of approval for Z-0022-01, Z-0022-01(1), Z-0022-01(2) and all site-related actions, as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2358 - KB HOMES OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Site Development Plan Review [Z-0022-01(1)] WHICH ALLOWED A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres adjacent to the southeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units Per Acre), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED Items 1 through 5 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 2 and 3 as he had a previous contract with the Las Vegas Valley Water District which subsequently was assigned to Rhodes Homes and just recently was reassigned to KB Homes and McSWAIN abstaining on Items 1, 2 and 3 as her firm is presently under contract with each of these companies and **TRUESDELL** and **GOYNES** excused.

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:30 – 6:32)

1-1733

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 3 – EOT-2358

CONDITIONS - Continued:

Planning and Development

1. This Extension of Time shall expire on August 2, 2005.
2. Provide a multi-use transportation trail on the south side of Iron Mountain Road as depicted on Map 2 of the Transportation Trails Element.
3. Conformance to the conditions of approval for Z-0022-01, Z-0022-01(1), Z-0022-01(2) and all site-related actions, as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2333 - D2801 WESTWOOD, INC. - Request for an Extension of Time of an approved Special Use Permit (U-0109-99) WHICH ALLOWED A TAVERN at 2801 Westwood Drive (APN: 162-08-604-001), M (Industrial) Zone, Ward 1.

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED Items 1 through 5 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 2 and 3 as he had a previous contract with the Las Vegas Valley Water District which subsequently was assigned to Rhodes Homes and just recently was reassigned to KB Homes and **McSWAIN** abstaining on Items 1, 2 and 3 as her firm is presently under contract with each of these companies and **TRUESDELL** and **GOYNES** excused.

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:30 – 6:32)

1-1733

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 4 – EOT-2333

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on April 25, 2004.
2. Compliance with all Conditions of Approval of the original Special Use Permit (U-0109-99).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-2424 - J. L. PENNINGTON - Petition to annex property generally located on the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-401-003 and 125-26-304-008), containing approximately 5.57 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

EVANS - APPROVED Items 1 through 5 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 2 and 3 as he had a previous contract with the Las Vegas Valley Water District which subsequently was assigned to Rhodes Homes and just recently was reassigned to KB Homes and **McSWAIN** abstaining on Items 1, 2 and 3 as her firm is presently under contract with each of these companies and **TRUESDELL** and **GOYNES** excused.

To be forwarded to the City Council in Ordinance Form

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:30 – 6:32)

1-1733

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2199 - FBD, ASSOCIATES ON BEHALF OF RAPID CASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application is a request to convert a vacant site to a financial institution. MR. CLAPSADDLE stated that the application had been held in abeyance because of staff's reservations regarding the applicant's plans for improvements. He commented that since then, the applicant has made a number of changes including enhancements to the existing landscaping to include additional trees and five-gallon planters. He also stated that the applicant has plans to do a number of renovations to the building exterior as well.

CARON RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 6 – SUP-2199

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, shared information relating to enactment of laws that regulate financial institutions that deal with check cashing and auto title loans.

DAN CONTRERAS, Bonanza Village, appeared in opposition to the requested Special Use Permit. He was particularly disturbed that the sign notifying the community of the public hearing for this use had disappeared. He stated that within that area are a number of other facilities that offer check-cashing services and he opposed the saturation.

VICE CHAIRMAN QUINN, referencing MR. CONTRERAS' revelation regarding the posted sign having disappeared, stated that on the advice of both DEPUTY CITY ATTORNEY BRYAN SCOTT and ROBERT GENZER, Director of Planning and Development Department, this current hearing could not proceed. MR. GENZER verified that the sign was indeed posted. DEPUTY CITY ATTORNEY SCOTT clarified that the sign must be in place no less than ten days prior to the hearing.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:32 – 6:41)

1-753

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 24, 2003 Planning Commission meeting..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 7/24/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested an abeyance to 7/24/2003 in order to continue work on the Site Plan.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 7 – SDR-1986

MINUTES – Continued:

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed to this item being held to the 7/24/2003 Planning Commission Meeting.

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:11 – 6:13)

1-137

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 24, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/24/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has submitted a letter requesting this item be held until the 7/24/2003 Planning Commission Meeting to continue work on design of the Master Sign Plan.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 8 – MSP-2019

MINUTES – Continued:

COMMISSIONER GALATI, for the record, noted that this item has been held several times, and stated that if the applicant is not able to go forward at 7/24/2003 meeting, his recommendation would be to table the item. MR. CLAPSADDLE affirmed that the applicant's letter did indicate that this would be the final request for any abeyance.

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:13 – 6:15)

1-192

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) AND WAIVERS OF THE STANDARD CONDITIONS TO ALLOW REPAIR AND SERVICE WORK OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 24, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/24/2003 Planning Commission Meeting – UNANIMOUS with TRUESELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff has received a letter from the applicant requesting this item be held to the 7/24/2003 Planning Commission Meeting.

DENNIS HANCOCK, the applicant, explained that he has contacted an associate who will help him move forward with the Special Use Permit.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 9 – SUP-2203

MINUTES – Continued:

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:15 – 6:16

1-263

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-2319 - SUMMIT DEVELOPMENT ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 320-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.68 acres adjacent to the northwest corner of Montecito Parkway and Rome Boulevard (APN: 125-20-703-001 through 004; 125-20-701-002; and 125-20-704-003), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

12

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, presented a detailed outline of the proposed development. He also mentioned a major modification that added this ten-acre parcel into

Montecito in addition to the update of the agreement that called for the maximum density not exceed 4 million square feet of office, medical, retail or hotel as well as 1600 residential units.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

MINUTES – Continued:

MR. CLAPSADDLE also pointed out that the Montecito Development Agreement was included in the backup and it addressed everything from amenity zones, to landscaping, to parking, density and building heights. In that regard, he affirmed that the proposed development conformed to every aspect of the Agreement.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, she described each section of the development and the uses contemplated. ATTORNEY LAZOVICH remarked how the developer has worked closely with staff scrutinizing each aspect of the Development Agreement and the Town Center Standards to ensure that all requirements were met. ATTORNEY LAZOVICH presented a visual tour of the proposed three-story apartment-complex development pointing extensive areas of landscaping, wrought iron components and brick-paved entrances.

TODD FARLOW, 240 North 19th Street, asked staff if there were any problems with the trails.

The following individuals appeared in protest: RANDY PERRY, 8233 Fawn Brook Court, CHRISTINE WEST, 6513 Alpine Forest Court, TIM MILLER, 8213 Mountain Heather Court, MANUEL ARIAS, 8237 Fawn Heather Court, ANN EMOK, 8209 Fawn Heather Court (comments read by MR. ARIAS), PETER GUZMAN, 8320 Antler Pines Court, JANICE TAYLOR, 8212 Deer Springs Way, TIM DORIAN, 8221 Fawn Heather Court, CECILE ATKINSON, 8220 West Deer Spring Way, and NICK HANNIGAN, 8228 Antler Ridge Avenue.

Each of the speakers above voiced their opposition and made the following comments: A number of active citizens, in conjunction with the City of Las Vegas, spent countless hours establishing the Standards for Town Center. Within those Standards no allowance was made for apartments unless they were above the third story with retail or office space below. Holding firm to prevent the development of apartments, the community actively opposed any developers who proposed apartments. One resident of the Timberlake Subdivision stated she would have less of a problem with traffic generated by retail but strongly opposed the potential traffic she felt would be created by residents of the proposed apartment complex. There was concern regarding overcrowding of schools and the fear that property values would decrease. Several speakers challenged the rental of \$700 with such statements as the rate was low enough to qualify for HUD assistance or that it could be considered Section 8 housing. There were complaints regarding the developer not working with the community or allowing the residents to see the site plans and any revisions that were subsequently submitted.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

MINUTES – Continued:

A number of Timberlake Subdivision residents felt betrayed as they were told that this type of density would never occur in their community. Others remarked that the residents have gone over and beyond making compromises and they only ask that Montecito work with the community and enable them to be actively involved. Finally, one individual remarked that all of the residents of Timberlake are proud homeowners and he could not see that same pride in ownership from people who would rent these apartments at \$700 a month. This speaker commented that tenants of the apartment complex indicates to him HUD assistance and people in the lower income bracket and he stated that that's not what the residents of Timberlake is all about.

Taking into account each of the comments, ATTORNEY LAZOVICH provided the following information. She clarified that although a meeting was held with the residents, it was not a requirement for this project. Regarding the traffic issue, the developer has already made accommodations, placing the access off of Rome Boulevard and Riley Street. Regarding the neighbors perception that the apartment rental rates would be \$700, she clarified that at the meeting, it was stated that the one-bedroom apartments would most likely rent for around \$700. The two-bedroom units would rent for approximately \$1,060 and other units would be set upward of \$1,200. She also maintained that the developer is not trying to hide the project with the landscaping. Landscaping in itself adds to the value of the entire development.

Regarding the comments relating to the Master Plan, ATTORNEY LAZOVICH affirmed that these plans include mixed uses which encompass single-family homes, townhomes, condominiums and apartments, commercial and retail. She stated that is the basic idea of a Master Plan.

COMMISSIONER NIGRO asked for an explanation of the relationship between the Montecito and the Town Center Standards and how they interact. MR. CLAPSADDLE explained that the site is located within Town Center, however, it is also governed by the Montecito Development Agreement. He replied that each of the details governing the subject property was carefully looked at and it was staff's contention that all aspects were in compliance. COMMISSIONER NIGRO related his personal experience owning a residence in a master-planned community that was adjacent to a school, fire station, soccer park, and adjacent apartment complexes not to mention the significant appreciation of his property.

COMMISSIONER McSWAIN agreed with COMMISSIONER NIGRO'S comments. She asked staff to clarify whether the Town Center Standards did indeed exclude apartments. MR. CLAPSADDLE confirmed that to be correct, noting that the change came about when it was included in the Montecito Development Agreement. He emphasized that at the time modifications were being considered, it was determined that more density was needed.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

MINUTES – Continued:

ATTORNEY LAZOVICH added that two-thirds of the project site was originally in the Montecito Development Agreement; only the remaining one-third portion was included as a result of the modification.

COMMISSIONER GALATI expressed his appreciation to the residents who provided their input; however, having listened to all of the comments he concluded that there has been misinformation and felt it necessary to clarify for the record a number of sensitive issues dating as far back as 1995. He stated that apartments were never prohibited in Town Center, they were permitted in certain uses in certain districts and they were restricted in other uses. He expressed his disappointment with the way Town Center has developed and noted that the initial intent was to develop a centralized urban core embracing a variety of mixed-uses. COMMISSIONER GALATI also remarked that the City has taken numerous steps to mitigate situations encountered by the Timberlake Subdivision. The City responded to the residents petition to close off one of the streets running through their subdivision. The City has moved Town Center farther west and farther north, and even provided adequate buffering.

COMMISSIONER EVANS remarked that all communities have the option to take advantage of a broad range of housing opportunities. He described the feeling of community as a co-mingling of grand homes with modest homes, regardless of income status, yet still encouraging close interaction between neighbors. COMMISSIONER EVANS disagreed with the implications that this project is a ghetto-type development. He stated that it looks nice and he sees no inconsistencies with the Timberlake community and would therefore support this application.

Referring to the negative comments regarding apartment dwellers, VICE CHAIRMAN QUINN expressed the same sentiments as his colleagues.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:41 – 7:41)

1-1119

CONDITIONS:

Planning and Development

1. Approval of companion Item MOD-2315, to include a portion of the site into the Montecito Town Center Development Agreement Area.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

MINUTES – Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reflect parking lot and perimeter landscaping, modified building setbacks that exceed the 15-foot maximum setback, and street section improvements that reflect the approved standards of the Montecito Town Center Design Standards and Appendix requirements, and where necessary, the Town Center Development Standards Manual.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. Pursuant to the Montecito Town Center Land Use and Design Standards Appendix, a Master Sign Plan is required for on-premise signs in the Montecito Town Center, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

CONDITIONS – Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Section 3.13 of the Montecito Town Center Land Use and Design Standards and Municipal Code Title 19.12.050.
12. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. The Final Map for Montecito Town Center South must record prior to the issuance of any permits for this site.
16. Construct half-street improvements including appropriate overpaving, if legally able on Riley Street and Rome Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Construct a second 12-inch sewer line crossing the Beltway from said point of connection to where such twelve inch (12") sewer main ties into the existing thirty inch (30") sewer main located on the south side of the I-215 Beltway. The design shall be at a location and depth acceptable to the City Engineer prior to City approval of sewer construction plans.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 10 – SDR-2319

CONDITIONS – Continued:

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Section 10.2(b) of the Montecito Town Center Development Agreement covers any and all traffic fees. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

20. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JUNE 26, 2003

Planning and Development Department

Item 10 – SDR-2319

CONDITIONS – Continued:

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JUNE 26, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

MOD-2356 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: Neighborhood Commercial TO: Village Commercial on 3.99 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 10, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/14/2003 Planning Commission Meeting – UNANIMOUS with TRUESELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has requested an abeyance to the 7/10/2003 Planning Commission Meeting; however, the Site Development Plan Review is not scheduled until the 8/14/2003 Planning Commission Meeting. Staff strongly recommends that both items be heard concurrently, therefore recommending this item be held until the 8/14/2003 meeting.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 11 – MOD-2356

MINUTES – Continued:

JIM STROH, 1955 Pama Lane, stood firm on requesting the Major Modification be held to the 7/10/2003 meeting.

KOULI POURIDIS, 3329 Lacebark Pine Street, a resident of Timberlake resident, agreed that a meeting should be held with the community and the developer and that both items should be heard together at the 8/14/2003 meeting.

STACY LAPIER, resident of Shadow Hills, agreed to a continuance to August inasmuch as a number of residents were not notified of the zoning change.

J. C. CAMPBELL, 3413 Lacebark Pine Street, agreed that this item should be held as recommended by staff. He also suggested that the developer bring forward any site plans that deal not only with the 3.99 acres but that are relevant to the entire 10 acres.

MR. STROH explained that his client only represents the bottom portion of the entire parcel. He emphasized that the developer felt it necessary to meet with the community still keeping in mind the cost factor involved with any holdup of the project. Replying to COMMISSIONER EVANS, MR. STROH verified that the developer has performance requirements that are tied to financial penalties and holding the process will result in a significant financial burden.

COMMISSIONER GALATI emphasized the importance of hearing both the Major Modification and the Site Development Plan at the same time. He appreciated having the neighbors come out, yet he felt as COMMISSIONER EVANS had commented, that holding both items separately would only inconvenience the residents twofold. VICE CHAIRMAN QUINN agreed with the previous comments of his colleagues.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:16 – 6:27)

1-285

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-2425 - KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO AMEND SECTION 4.4.2 PERTAINING TO THE COMMENCEMENT OF PARK CONSTRUCTION generally located at the northeast corner of Bradley Road and Whispering Sands Drive (multiple APN: 125-13-501-003 and 004 for reference), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 1 as follows:

1. The last sentence of Section 4.4.2 of the Iron Mountain Ranch Master Plan shall be amended as follows: Master Developer to obtain approval of *concept* plans and post a bond, in an amount acceptable to the City of Las Vegas, for all Master Developer provided City park improvements prior to issuance of 50% of building permits. Construction of the Master Developer provided City park improvements for the *non-equestrian* portion of the park shall commence prior to issuance of 65% of building permits, the *equestrian* portion shall commence prior to 80% of building permits and the Master Developer provided City park improvements shall be complete prior to issuance of 90% of building permits. In the event that the City has not received authorization from the Bureau of Land Management for the equestrian portion of the park site by the time **80%** building permits have been issued, construction of the equestrian portion may be deferred without penalty to the developer, however such improvement shall then commence within 30 days of notification by the City that such authorization has been received.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 12 – MOD-2425

MOTION – Continued:

– UNANIMOUS with GALATI abstaining as his firm was previously assigned to KB HOME to complete a project and McSWAIN abstaining as her firm is under contract with KB HOME and TRUESDELL and GOYNES excused.

To be heard by the City Council on 8/6/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

ADRIENNE LOWE, Planning and Development Department, explained that the purpose of these applications is to modify the construction timeline. She remarked that the applicant has worked with the City park design team and will submit a design review at the 7/24/2003 Planning meeting. She stated that the applications are in order and staff is recommending approval of both with the modifications by Public Works Department as previously addressed.

DAVID GUERRA, Public Works Department, confirmed the modifications as submitted for the record.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of KB Home Nevada, Inc., and was available to answer any questions.

TODD FARLOW, 240 North 19th Street, was confused as to the purpose of these applications. VICE CHAIRMAN QUINN explained. MR. FARLOW suggested the developer consider a type of astroturf he had seen at one of the home improvement stores for use in the park.

DENNIS KING, 7627 Splashing Falls Drive, not understanding the Notice of Public Hearing, asked for clarification. VICE CHAIRMAN QUINN explained and ATTORNEY GRONAUER confirmed that a park will be constructed.

GRAHAM MENDES, 4925 Shady River Court, agreed with the previous speaker and stated that it was difficult to understand exactly what the park would be. VICE CHAIRMAN QUINN clarified that back in the year 2000, there was a amendment change to the General Plan, a zoning change and a Site Development Plan Review and at that meeting the commitment to build the park was made. He stated that once the paperwork is completed, the developer could proceed.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 12 – MOD-2425

MINUTES – Continued:

MR. GUERRA explained that there are two different parks. The equestrian portion is located to north of the park planned for Whispering Sands Drive and Bradley Road. COMMISSIONER EVANS asked whether anyone from the public who might be confused about these applications might be able to contact City staff for explanations. MR. CLAPSADDLE explained that a phone number is included in the Public Hearing Notice.

No one appeared in opposition.

There was no further discussion

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [MOD-2425] and Item 13 [ROC-2428] was held under Item 12 [MOD-2425].

(7:41 – 7:54)

2-140

CONDITIONS:

1. The last sentence of Section 4.4.2 of the Iron Mountain Ranch Master Plan shall be amended as follows: Master Developer to obtain approval of development plans and post a bond, in an amount acceptable to the City of Las Vegas, for all Master Developer provided City park improvements prior to issuance of 50% of building permits. Construction of the Master Developer provided City park improvements for the equestrian portion of the park shall commence prior to issuance of 65% of building permits, the non-equestrian portion shall commence prior to 80% of building permits and the Master Developer provided City park improvements shall be complete prior to issuance of 90% of building permits. In the event that the City has not received authorization from the Bureau of Land Management for the equestrian portion of the park site by the time 65% building permits have been issued, construction of the equestrian portion may be deferred without penalty to the developer, however such improvements shall then commence within 30 days of notification by the City that such authorization has been received.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ROC-2428 - KB HOME NEVADA, INC. - Request for a Review of Condition Number 11 of an approved Rezoning (Z-0016-98) WHICH REQUIRED THE APPLICANT TO CONSTRUCT EQUESTRIAN RELATED CITY PARK FACILITIES IN LIEU OF PROVIDING A PORTION OF THE REQUIRED OPEN SPACE AND THAT THE CONSTRUCTION OF THE PARK COMMENCE WHEN FIFTY PERCENT OF THE MASTER PLAN BUILDING PERMITS HAVE BEEN ISSUED on property generally located adjacent to the northeast corner of Bradley Road and Whispering Sands Drive (multiple APN: 125-13-501-003 and 004 for reference), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**NIGRO – APPROVED subject to conditions and amending Condition 1 as follows:**

1. The last sentence of Condition of Approval Number 11 for Z-0016-98 shall be replaced as follows: Master Developer to obtain approval of *concept* plans and post a bond, in an amount acceptable to the City of Las Vegas, for all Master Developer provided City park improvements prior to issuance of 50% of building permits. Construction of the Master Developer provided City park improvements for the *non-equestrian* portion of the park shall commence prior to issuance of 65% of building permits, the *equestrian* portion shall commence prior to 80% of building permits and the Master Developer provided City park improvements shall be complete prior to issuance of 90% of building permits. In the event that the City has not received authorization from the Bureau of Land Management for the equestrian portion of the park site by the time **80%** building permits have been issued, construction of the equestrian portion may be deferred without penalty to the developer, however such improvements shall then commence within 30 days of notification by the City that such authorization has been received.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 13 – ROC-2428

MOTION – Continued:

– UNANIMOUS with GALATI abstaining as his firm was previously assigned to KB HOME to complete a project and McSWAIN abstaining as her firm is under contract with KB HOME and TRUESDELL and GOYNES excused.

To be heard by the City Council on 8/6/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 12 [MOD-2425] and Item 13 [ROC-2428] was held under Item 12 [MOD-2425].

(7:41 – 7:54)

2-140

CONDITIONS:

1. The last sentence of Condition of Approval Number 11 for Z-0016-98 shall be replaced as follows: Master Developer to obtain approval of development plans and post a bond, in an amount acceptable to the City of Las Vegas, for all Master Developer provided City park improvements prior to issuance of 50% of building permits. Construction of the Master Developer provided City park improvements for the equestrian portion of the park shall commence prior to issuance of 65% of building permits, the non-equestrian portion shall commence prior to 80% of building permits and the Master Developer provided City park improvements shall be complete prior to issuance of 90% of building permits. In the event that the City has not received authorization from the Bureau of Land Management for the equestrian portion of the park site by the time 65% building permits have been issued, construction of the equestrian portion may be deferred without penalty to the developer, however such improvements shall then commence within 30 days of notification by the City that such authorization has been received.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2378 - FAYLONA INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) AND A REQUEST TO ALLOW A 75-FOOT 9-INCH LOT WIDTH WHERE 100-FOOT IS THE MINIMUM REQUIRED on 0.18 acres at 4206 West Charleston Boulevard (APN: 139-31-411-024), PROPOSED USE: HOME DESIGN CENTER, Ward 1.

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

ADRIENNE LOWE, Planning and Development Department, explained that the applicant proposes a home design center on the site. She pointed out that although this is an existing site, the square footage requires five parking spaces. The site plan shows eight spaces. MS. LOWE stated the site can be redesigned to accommodate the van-accessible parking space.

ERNEST ALZATE, 4206 West Charleston, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 14 – ZON-2378

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(7:57 – 7:59)

2-470

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The site plan shall be revised prior to the issuance of a building permit or a Certificate of Occupancy, whichever occurs first, to depict one van accessible parking space.
3. All future and existing mechanical and electrical equipment mounted on the rooftop must be screened from view by a parapet wall or architectural feature that extends around all sides of the building.
4. There shall be no storage of merchandise on the property. Hours of operation shall be limited from 9:00 AM to 5:00 PM.

Public Works

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 14 – ZON-2378

CONDITIONS – Continued:

7. The site plan as proposed requires a recorded Joint Access Agreement or other proof of perpetual common access between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2411 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI -

Request for a Rezoning FROM R-E (Residential Estates) TO: R-1 (Single Family Residential) on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm is under contract with Robert Davis and Associates and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

ADRIENNE LOWE, Planning and Development Department, explained that the proposed project is located within the Rural Preservation Neighborhood (RPN) buffer. The applicant has submitted a site plan with minimum lot sizes of 12,000 square feet; therefore staff has recommended approval of the Special Use Permit. However, staff has recommended denial of the Variance based on the applicant's inability to provide the required density limitation of the RPN.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 15 – ZON-2411

MINUTES – Continued:

SALLY PELHAM, 3610 North Ranch Drive, appeared on behalf of the applicant and concurred with staff conditions for the Zone Change and the Special Use Permit. She explained that the driveways are within code and above the 20 foot setback. Because this development is small residential on large oversized lots, this development was designed to give the homeowners greater usage of their properties. ROBERT DAVIS, 3601 Rainbow Boulevard, the applicant/builder, explained that the houses all have side-loading front garages. The homes are single story and approximately 3,000 square feet.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2411], Item 16 [VAR-2413], and Item 17 [SUP-2414] was held under Item 15 [ZON-2411].

(7:59 – 8:01)

2-561

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct half-street improvements including appropriate overpaving on Whispering Sands Drive and Leon Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 15 – ZON-2411

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2413 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI -

Request for a Variance TO ALLOW AN 18 FOOT FRONT YARD SETBACK FOR FRONT LOADING GARAGES AND A 14 FOOT FRONT YARD SETBACK FOR SIDE LOADING GARAGES WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm is under contract with Robert Davis and Associates and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 16 –VAR-2413

MINUTES – Continued:

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2411], Item 16 [VAR-2413], and Item 17 [SUP-2414] was held under Item 15 [ZON-2411].

(7:59 – 8:01)

2-561

CONDITIONS:

Planning and Development

1. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet for a front-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 14 feet for a side-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 15 feet on the corner side, and 15 feet in the rear.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2411), and Special Use Permit (SUP-2414).
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2414 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI -

Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm in under contract with Robert Davis and Associates and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 17 – SUP-2414

MINUTES – Continued:

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2411], Item 16 [VAR-2413], and Item 17 [SUP-2414] was held under Item 15 [ZON-2411].

(7:59 – 8:01)

2-561

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to the conditions of Title 19.04.050(B).
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City shall be permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of Approval for the Rezoning (ZON-2411) and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2411 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2415 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

ADRIENNE LOWE, Planning and Development Department, summarized each of the related applications. She noted that the applicant is willing to provide specific setbacks for this development as well as increase the density in exchange for providing a set amount of open space.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 18 – ZON-2415

MINUTES – Continued:

MS. LOWE stated that the rezoning request is appropriate and staff has recommended approval; however, regarding the Variance and the Site Development Plan Review staff recommended denial because this project lacks open space.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, described the project stating that it conforms to the Master Plan and will consist of 57 single-family residential. She explained that the developer has requested the variance of the open space mainly because there is a park immediately adjacent to the proposed project.

TODD FARLOW, 240 North 19th Street, asked whether staff has any problems with the trails along Alexander. Staff replied there are no problems. Learning that the applicant has committed to contributing \$163,432 in lieu of the open space, MR. FARLOW stated that this project is far better than an adjacent development.

FRED LENHART, 3920 Diamond Ridge, representing the neighboring community, approved of this development. He asked about the square footage of the homes and what the developer proposes regarding the drainage situation. VICE CHAIRMAN QUINN stated that a Drainage Study would be conducted.

COMMISSIONER EVANS questioned the buffering between the proposed project and the adjoining residential and further stated that he would be very disappointed if the applicant objected to the condition regarding the In-Lieu of Compliance with the open space requirement.

COMMISSIONER McSWAIN was not comfortable with projects having two or more properties backing up to large lots. She commented against the Z-lot proposals and felt there were too many lots crammed into the development. She recommended a new site plan be submitted. COMMISSIONER GALATI agreed with the previous comments and stated that he also agreed that the lots abutting the existing residential should be enlarged to reduce any impact. Regarding the side-loaded lots, he felt it would be more appropriate to have backyard setbacks.

Having some reservations pertaining to the applicant's committal to the In-Lieu of Open Space requirement, it was determined that both the Rezoning Request and the Variance be held to enable to applicant to revise the Site Development Plan and commit to or decline the In-Lieu of Open Space requirement.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 18 – ZON-2415

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [ZON-2415], Item 19 [VAR-2419], and Item 20 [SDR-2418] was held under Item 19 [ZON-2415].

(8:01 – 8:21)

2-821

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 50 feet for Fort Apache Road, and 30 feet for Campbell Drive where such rights-of-way haven't been previously dedicated. Additionally, dedicate a 54 foot radius on the southeast corner of Fort Apache Road and Alexander Road and a 25 foot radius on the southwest corner of Alexander Road and Campbell Drive. Additional dedications per Standard Condition #201.1 for right turn lanes and dual left turn lanes shall also be provided unless specifically noted in writing as not needed in the approved Traffic Impact Analysis.
4. Construct half-street improvements including appropriate overpaving on Alexander Road, Fort Apache Road, and Campbell Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 18 – ZON-2415

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically, noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2419 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 41,164 SQUARE FEET IS REQUIRED FOR A PROPOSED 57 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 19 – VAR-2419

MINUTES – Continued:

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [ZON-2415], Item 19 [VAR-2419], and Item 20 [SDR-2418] was held under Item 19 [ZON-2415].

(8:01 – 8:21)

2-821

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2418 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MINUTES:

McSWAIN – ABEYANCE to 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 20 – SDR-2418

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [ZON-2415], Item 19 [VAR-2419], and Item 20 [SDR-2418] was held under Item 19 [ZON-2415].

(8:01 – 8:21)

2-821

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2436 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF YAMINI MOUSSA, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with TRUESEDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, gave a brief overview of the Request for Rezoning and the accompanying Site Development Plan Review stating that both conform to the General Plan and the Rural Preservation Neighborhood buffer, and the meets the open space requirements. Because staff recommended denial of both applications, he explained that comparing adjacent developments, there were substantial lot-size differences.

KIRBY ADAMS, 5900 Emerald Avenue, appeared on behalf of the applicant. He explained that this project has been subjected to a number of Site Plan reviews. He offered that his client has made several revisions to the site plan but through it all, the lot size was never brought up as an issue.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 21 – ZON-2436

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, opposed this project stating that the applicant is proposing to deviate from the rural characteristics of the area. MR. CLAPSADDLE for the record, stated that the trails system is not a requirement.

DOUG BRACKDOL, 6917 Leon Avenue, objected to the zoning change.

COMMISSIONERS GALATI and McSWAIN both agreed that the rezoning actually goes against the preservation of the rural characteristics of the area and is certainly not compatible with the surrounding properties.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 21 [ZON-2436] and Item 22 [SDR-2437] was held under Item 21 [ZON-2436].

(8:21 – 8:32)

2-1519

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2437 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF YAMINI MOUSSA, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 29-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with TRUESEDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 21 [ZON-2436] and Item 22 [SDR-2437] was held under Item 21 [ZON-2436].

(8:21 – 8:32)

2-1519

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-2423 - LAND DEVELOPMENT & INVESTMENT ON BEHALF OF JOSEPHINE AYRES - Request for a Rezoning FROM U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) on 5.03 acres adjacent to the southeast corner of Elkhorn Road and Tee Pee Lane (APN: 125-19-501-006), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that this site is located within Town Center. He noted that the applicant will provide a 37-foot wide public street and will provide 4-foot sidewalks and an additional amenity zone leading up into the cul-de-sac. He finalized that the applicant is proposing to match the same street standards Pardee Homes had agreed to. A pedestrian access will also be provided from the end of the cul-de-sac to Elkhorn Road. He did comment that staff has conditioned a requirement to revise their landscape proposal. He stated that staff had no problem with the Vacation and recommended approval.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 23 – ZON-2423

MINUTES – Continued:

EDWARD GUILLEN, 6337 Cinnebar Ridge, appeared on behalf of the applicant. Reviewed the conditions and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, asked if this would be a gated community. MR. DICHTER responded it would not.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-2423], Item 24 [SDR-2426] and Item 25 [VAC-2427] was held under Item 23 [ZON-2423].

(8:32 – 8:34)

2-1973

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application shall be approved by the City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.
2. Provide a Primary Arterial Trail along the Elkhorn Road frontage, consisting of a 2' 6" wide amenity zone and a five foot wide sidewalk within the dedicated right-of-way.

Public Works

3. Dedicate 18.5 feet of right-of-way adjacent to this site for Wittig Avenue and a 15 foot radius on the northeast corner of Wittig Avenue and Tee Pee Lane. Also dedicate, obtain dedication, or obtain roadway easement rights for the south half of Wittig Avenue adjacent to this site prior to the submittal of a Tentative Map for this site. If such dedication or easement rights can not be procured for any reason, this site plan must be revised to eliminate the proposed 18.5 foot wide half-streets. . In addition, dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Tee Pee Lane adjacent to this site and a 25 foot radius on the southeast corner of Elkhorn Road and Tee Pee Lane prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 23 – ZON-2423

CONDITIONS – Continued:

4. Construct half-street improvements including appropriate overpaving on Elkhorn Road and Tee Pee Lane and construct appropriate half-street improvements on Wittig Avenue including sufficient paving over the centerline to provide two-way traffic access adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. Extend public sewer to the west edge of this site in Wittig Avenue at a location and depth acceptable to the City Engineer concurrent with development of this site or provide an appropriate public sewer easement to Elkhorn Road. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 23 – ZON-2423

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2426 - LAND DEVELOPMENT & INVESTMENT ON BEHALF OF JOSEPHINE AYRES - Request for a Site Development Plan Review FOR A PROPOSED 26-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.03 acres adjacent to the southeast corner of Elkhorn Road and Tee Pee Lane (APN: 125-19-501-006), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 24 – SDR-2426

MINUTES – Continued:

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-2423], Item 24 [SDR-2426] and Item 25 [VAC-2427] was held under Item 23 [ZON-2423].

(8:32 – 8:34)

2-1973

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2423) to a T-C (Town Center) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. A pedestrian access shall be provided at the end of the cul-de-sac for connection to Elkhorn Road.
4. The setbacks for this development shall be a minimum of 20 feet to the face of the garage as measured from the back of sidewalk, 12 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. The interior street is to be a Public Street and shall be constructed with “L” curb and not rolled curb.
7. The amenity zone and sidewalk area along Wittig Avenue, adjacent to Lot 26 and Lot 1, as shown on submitted site plan shall be shown as common lots and not as part of the two adjacent lots. The site plan shall clearly delineate the area of the common lots.
8. The amenity zone and sidewalk area along the interior street shall be designated as a Public Access Easement or Common Lots.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 24 - SDR-2426

CONDITIONS – Continued:

9. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards or an acceptable alternative. Trees are to be planted within the amenity zones along each street. Trees planted along Tee Pee Lane shall alternate between amenity zones.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median within Elkhorn Road where adjacent to the subject site.
11. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
12. A Primary Arterial Trail, consisting of a 2.5-foot amenity zone and a 5-foot sidewalk, shall be constructed along the Elkhorn Road frontage.
13. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate setbacks.
14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
15. Air conditioning units shall not be mounted on rooftops.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

19. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 24 - SDR-2426

CONDITIONS – Continued:

Public Works

20. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed access drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
23. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Site development to comply with all applicable conditions of approval for ZON-2423 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2427 - JOSEPHINE AYRES - Petition to vacate U. S. Government Patent Reservations generally located east of Tee Pee Lane, between Elkhorn Road and Wittig Avenue, Ward 6 (Mack).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 25 – VAC-2427

MINUTES – Continued:

NOTE: All discussion for Item 23 [ZON-2423], Item 24 [SDR-2426] and Item 25 [VAC-2427] was held under Item 23 [ZON-2423].

(8:32 – 8:34)

2-1973

CONDITIONS:

1. This petition shall be modified to exclude the southern 18.5 feet for Wittig Avenue as proposed in site plan SDR-2426 and ZON-2423.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. The drainage study required by ZON-2423 may be used to satisfy this condition. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works.
3. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JUNE 26, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VAR-2366 - RAMIRO BRAVO - Request for a Variance TO ALLOW A NINE FOOT FOUR INCH (9'-4") CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS THE MINIMUM REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE at 2020 East Mesquite Avenue (APN: 139-35-514-012), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the structure is partially built but construction was halted when the Building Department inquired whether it met City Code. Having visited the site, staff determined that it did not meet setback requirements. Additionally, the applicant has submitted a letter stating that the structure would not be used for a guesthouse or casita as in compliance with Condition 3 of the Variance Request. MR. DICHTER emphasized to the applicant the probability of additional fees being incurred when the permits are pulled.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 26 – VAR-2366

MINUTES – Continued:

RAMIRO BRAVO, 2020 East Mesquite Avenue, asked for approval of the Variance. VICE CHAIRMAN QUINN informed the applicant, who asked how long it would take, that he could anticipate an estimated timeframe of at least four months if the Variance is approved by the City Council. The applicant confirmed that he would like to move forward with his request.

TODD FARLOW, 240 North 19th Street, expressed his approval and felt that the structure was cute.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:31 – 8:45)

2-2213

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all requirements as set forth by the Department of Building and Safety.
3. The detached accessory structure is prohibited from being used as a guest house/casita as defined under Title 19.04.020.
4. The Building Department may require fees including but not limited to investigation fees, appeal fees, double permit fees, plan review fees, and permit fees.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2498 - ELKHORN PARTNERS, LIMITED PARTNERSHIP ON BEHALF OF RHODES HOMES - Request for a Variance TO ALLOW A 22.4-FOOT FRONT YARD SETBACK WHERE A 25-FOOT FRONT YARD SETBACK IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 7549 Hornblower Avenue (APN:125-15-314-043), R-D (Single-Family Residential - Restricted) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as his firm had a previous contract with Rhodes Homes which subsequently was assigned to KB Home and although he no longer has a contract with the applicant, he would abstain to avoid any appearance of impropriety and TRUESDELL and GOYNES excused

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, briefly explained the applicant's request and noted that although staff does evaluate each case individually, there has been a number of similar requests in this neighborhood. Staff determined that if the applicant constructed a smaller house he would meet the setback requirements.

BRUCE MARTIN appeared on behalf of the applicant and stated that the lot configuration and size has resulted in a complicated situation.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 27 – VAR-2498

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:45 – 8:47)

2-2592

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2391 - SIGNATURE CUSTOM HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF PLASTER DEVELOPMENT COMPANY, INC. - Request for a Variance TO ALLOW A 4.5 FOOT SIDE YARD SETBACK WHERE A 5 FOOT SIDEYARD SETBACK IS THE MINIMUM REQUIRED, AND TO ALLOW A 2.76 FOOT SIDEYARD ENCROACHMENT FOR A FIREPLACE WHERE 2 FEET IS THE MAXIMUM ENCROACHMENT ALLOWED FOR AN EXISTING SINGLE FAMILY DWELLING at 7739 Villa De La Paz Avenue (APN: 125-09-812-027), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently working with Signature Homes and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has no problems with the Variance Request and has recommended approval.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 28 – VAR-2391

MINUTES – Continued:

BOBBY LEWIS, 3068 Sunset Road, reviewed the conditions and concurred with staff's recommendations.

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:47 – 8:54)

2-2889

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Walls less than three feet to the property line shall be one-hour construction with no openings.
3. Conformance to the site plan as submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2392 - SIGNATURE CUSTOM HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF PLASTER DEVELOPMENT COMPANY, INC. - Request for a Variance TO ALLOW A 4.18 FOOT SIDE YARD SETBACK WHERE A 5 FOOT SIDEYARD SETBACK IS THE MINIMUM REQUIRED FOR AN EXISTING SINGLE FAMILY DWELLING at 7732 Villa Andrade Avenue (APN:125-09-812-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently working with Signature Homes and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, remarked that this residence is located in the same subdivision and has similar circumstances as the previous application.

BOBBY LEWIS, 3068 Sunset Road, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 29 – VAR-2392

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

MEETING RECESSED AT 8:58 P.M.

(8:54 – 8:58)

2-3040

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-2417 - NEXTEL COMMUNICATIONS ON BEHALF OF PUBLIC STORAGE INVESTORS 14, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW AN 80-FOOT TALL WIRELESS COMMUNICATION FACILITY 203-FEET FROM A RESIDENTIAL PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 240-FOOT SETBACK at 1900 North Jones Boulevard (APN: 138-23-702-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack)

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the existing 60 foot high tower meets the standards of the Code; however, by adding an additional 20 feet to the communication facility, it would then have to meet the requirements of the Residential Adjacency Standards. MR. CLAPSADDLE confirmed that a site survey concluded that there are no existing towers in the area that exceed the 60-foot maximum height requirement.

NAPPY GARCIA, 750 East Warm Springs, stated that the intention is to add slim-lines to the existing pole.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 30 – VAR-2417

MINUTES – Continued:

MR. GARCIA briefly described the applicant's project and location.

TODD FARLOW, 240 North 19th Street, asked whether the City might have a facility whereupon the tower could be mounted.

COMMISSIONER McSWAIN could not recall hearing this item previously or recommending approval. MR. CLAPSADDLE clarified that more than likely because the applicant met all of the Standards, it probably was processed administratively.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 30 [VAR-2417] and Item 31 [SUP-2416] was held under Item 30 [VAR-2417].

MEETING RESUMED AT 9:14 P.M.

(9:14 – 9:23)

2-3113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2416 - NEXTEL COMMUNICATIONS ON BEHALF OF PUBLIC STORAGE INVESTORS 14, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED 20 FOOT TALL ADDITION TO AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1900 North Jones Boulevard (APN: 138-23-702-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with TRUESEDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

NOTE: Because this item is tied to the Variance [VAR-2370] to be heard by the City Council on 8/6/2003, MR. CLAPSADDLE announced this Special Use Permit would not be Final Action and would be forwarded to the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 31 – SUP-2416

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 30 [VAR-2417] and Item 31 [SUP-2416] was held under Item 30 [VAR-2417].

MEETING RESUMED AT 9:14 P.M.

(9:14 – 9:23)

2-3113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JUNE 26, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VAR-2370 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS - Request for a Variance TO ALLOW 86 PARKING SPACES WHERE 130 SPACES ARE REQUIRED FOR A PROPOSED APARTMENT COMPLEX AND OFFICE/RETAIL BUILDING adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, explained that the developer has made numerous changes since the initial applications were submitted. Relating to the parking variance, she explained that the variance is dependent upon the actual mix of retail and office uses allowed on the ground floor of the complex. MS. WHEELER stated that because this project is not located next to single-family residential but adjacent to other office projects, staff felt the variance for building height is appropriate. Staff has also recommended approval of the Site Development Plan Review.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 32 – VAR-2370

MINUTES – Continued:

BARRY GREEN, 2293 Duneville Street, appeared on behalf of the applicant and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, remarked that he still foresees parking problems.

PEGGY YOUNG, 2121 Pinto Lane, objected to this project. She objected to any apartments contemplated for the Medical District. Regarding the parking, living in that area, she has seen many problems arise because of the lack of parking and anticipates this project will only add to the problem.

STEVE VAN GORP, appeared on behalf of the City of Las Vegas, and stated that his department has worked with both the applicant and the Planning Staff on this project. He remarked that it is a good project and it correlates with the 20/20 Master Plan. He noted that this is probably the start of a new trend to urbanize our older neighborhoods.

MR. GREEN clarified that this project will encompass some office but it will largely be focused on commercial. Regarding the parking situation, MR. GREEN stated that parking was anticipated for the commercial mainly during the day-time hours and parking for the residential would be needed at night.

COMMISSIONER GALATI agreed that the project is good yet it is not aesthetically pleasing. COMMISSIONER McSWAIN supported the concept and felt it would be beneficial for the applicant to consider COMMISSIONER GALATI'S comments. COMMISSIONER EVANS also felt that this is a good project and asked for suggestions as to sprucing up the appearance of the building. COMMISSIONER NIGRO expressed similar concerns. A suggestion to hold this application was made to enable the applicant to work on the enhancement of the building. The applicant had no problem with the recommendation. MS. WHEELER additionally suggested the applicant work with the Design Review Sub-Committee.

MILTON SCHWARTZ, 2120 Silver Avenue, the developer and property owner, explained that he has received much encouragement from MAYOR GOODMAN as well as staff and he asked for approval.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 32 – VAR-2370

MINUTES – Continued:

NOTE: All discussion for Item 32 [VAR-2370], Item 33 [VAR-2371] and Item 35 [SDR-2372] was held under Item 32 [VAR-2370]. See also related Item 34 [SUP-2369].

(9:23 – 9:45)

2-3701

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
2. Approval of and conformance to the conditions of approval for the associated Site Development Plan (SDR-2372).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-2371 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS - Request for a Variance TO ALLOW ONE FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND A ONE FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED RETAIL/OFFICE BUILDING AND TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW 4-STORY, 40 FOOT HIGH BUILDINGS WHERE 2-STORY AND 35 FEET IS THE MAXIMUM PERMITTED FOR A PROPOSED APARTMENT COMPLEX BUILDING adjacent to the west side of Tonopah Drive approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 33 – VAR-2371

MINUTES – Continued:

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [VAR-2370], Item 33 [VAR-2371] and Item 35 [SDR-2372] was held under Item 32 [VAR-2370]. See also related Item 34 [SUP-2369].

(9:23 – 9:45)

2-3701

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.
2. Approval of and conformance to the conditions of approval for the associated Site Development Plan (SDR-2372).

Public Works

3. Structures shall not be located within existing or proposed public sewer or drainage easements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2369 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS - Request for a Special Use Permit FOR A PROPOSED APARTMENT COMPLEX ON A LOT SIZE LESS THAN THREE ACRES WITH FIRST FLOOR RESIDENTIAL UNITS adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, noted that this application is no longer required because of a redesign of the site and as requested by the applicant will be Withdrawn Without Prejudice. All other related items will be heard.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 34 – SUP-2369

MINUTES – Continued:

BARRY GREENE, 2293 Duneville Street, the architect, appeared on behalf of the applicant and concurred with the withdrawal.

No one appeared in opposition.

There was no further discussion

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 32 [VAR-2370], Item 33 [VAR-2371] and Item 35 [SDR-2372] for related discussion.

(6:27 – 6:38)

1-393

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-2372 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS - Request for a Site Development Plan Review FOR A PROPOSED 4 STORY MIXED USE COMMERCIAL/RESIDENTIAL BUILDING WITH 51 RESIDENTIAL UNITS AND 10,275 SQUARE FEET OF COMMERCIAL SPACE on 1.3 acres adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The applicant shall meet with and receive the approval of the Architectural Design Subcommittee regarding possible façade enhancements prior to the City Council meeting.*

And amend Condition 12 as follows:

12. Coordinate with the city Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary, if such map is required it *should* record prior to the issuance of any building permits for this site.

- UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 35 – SDR-2372

MINUTES – Continued:

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [VAR-2370], Item 33 [VAR-2371] and Item 35 [SDR-2372] was held under Item 32 [VAR-2370]. See also related Item 34 [SUP-2369].

NOTE: VICE CHAIRMAN QUINN sent greetings to his family members who were viewing the meeting on the internet.

(9:23 – 9:45)

2-3701

CONDITIONS:

Planning and Development

1. This Site Development Plan shall expire two years from the date of final approval unless a building permit for construction is issued in conformance with these plans or an Extension of Time is granted.
2. This Site Development Plan approval is conditioned upon the approval of a variance from parking requirements (VAR-2370) and a variance from the height limitation (VAR-2371).
3. A waiver is granted from the parking lot landscaping and buffering requirements.
4. The perimeter wall surrounding the property shall be constructed in accordance with the requirements listed on page 29 of the Medical District Plan.
5. The public sidewalk at Tonopah Drive shall be a minimum of 10 feet in depth in accordance with the Medical District Plan.
6. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 35 – SDR-2372

CONDITIONS – Continued:

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Design Standards concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Provide public sewer easements for all public sewers within the limits of this site that are not within existing public sewer easements prior to the issuance of any permits, or provide an alternate sewer at a size, depth, and location acceptable to the City Engineer. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements have been granted to the City.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 35 – SDR-2372

CONDITIONS – Continued:

16. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional Traffic Control devices are proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
18. Meet with the Flood Control Section of the Department of Public Works, to resolve any drainage related issues associated with this site, prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SUP-2400 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A MINI-STORAGE FACILITY WITH RECREATIONAL VEHICLE STORAGE adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 10, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/10/2003 Planning Commission meeting – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has requested the Special Use Permit and the Site Development Plan Review be held for two weeks to the 7/10/2003 meeting. Staff has been working with the applicant and feels the request is appropriate.

MATT WERNER, 6600 West Charleston Boulevard, agreed to holding both applications for two weeks.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 36 – SUP-2400

MINUTES – Continued:

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 37 [SDR-2399].

(6:28 – 6:29)

1-676

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2399 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 51,000 SQUARE FOOT RETAIL CENTER AND A 90,900 SQUARE FOOT MINI-STORAGE FACILITY; AND TO ALLOW FOR A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 10.61 acres adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 10, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/10/2003 Planning Commission meeting – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 37 – SDR-2399

MINUTES – Continued:

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 36 [SUP-2400]

(6:28 – 6:29)

1-676

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2329 - KSH ENTERPRISES, INC. ON BEHALF OF BECKER INVESTMENTS COMPANY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (ALLSTAR MINIMART) at 2339 North Jones Boulevard (APN: 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 24, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 7/24/2003 Planning Commission Meeting - UNANIMOUS with TRUESEDELL and GOYNES excused

NOTE: COMMISSIONER McSWAIN stated that she would abstain on this item when it comes back because her firm is under contract with the Becker Investment Company.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the representative for this application is out of town and therefore has requested an abeyance to the 7/24/2003 Planning Commission Meeting.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 38 – SUP-2329

MINUTES – Continued:

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed..

(6:29 – 6:30)

1-699

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2382 - JAVIER ASCASIBAR ON BEHALF OF LIED FOUNDATION TRUST -

Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (Payday Loans) at 3901 West Charleston Boulevard, Suite #110 (APN: 162-06-502-003), C-1 (Limited Commercial) Zone, Ward 1.

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - DENIED – Motion for Approved subject to conditions did not carry with EVANS, GALATI, and QUINN voting NO and TRUESDELL and GOYNES excused

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that the applicant has not provided the requested information regarding the signs; nevertheless must meet the requirements of Title 19.

MARK PEREZ, 308 South Lorenzi, agreed to staff's conditions. He enumerated the types of services his franchise would offer to customers.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 39 – SUP-2382

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, repeated his previous comments regarding the Federal Government's stance regarding these types of financial institutions.

THOMAS J. McGRATH, 1413 Vista Drive, appeared in protest. He pointed out that there are other payday loan establishments and felt that there is too much saturation in this community.

MR. PEREZ stated that his business would only utilize a portion of the entire business.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(9:45 – 9:53)

3-752

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2403 - A. M. PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN AUTO TITLE LOAN at 3211 North Tenaya Way, Suite #102 (APN: 138-10-411-015), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions – Motion carried with EVANS voting No and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that this is an auto title loan establishment that will be located within an existing building. He noted that the applicant did not comply with staff's request to provide information regarding the signage, but instead provided photos of another existing facility.

DENNIS MARTIN, 2318 Vancourt, briefly described his business and remarked that a recent market study had been conducted, the results of which indicated a need in the northwest area for auto title loan facilities.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 40 – SUP-2403

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, objected to this application and stated that it contributed to saturation in the area.

COMMISSIONER NIGRO commented on the standards that determine saturation, disagreeing that two similar business within a given area falls into that category. COMMISSIONER EVANS inquired about the amounts of interest charged and how this establishment processes an auto title loan request. COMMISSIONER McSWAIN asked about the average loan amount.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(9:53 – 10:07)

3-1037

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2404 - SOLI AND ALEXANDRA MUNAKASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 4399 Stewart Avenue, Suite #150 (APN: 140-31-602-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with NIGRO abstaining as his firm was the contractor that constructed this building and the owners are current clients of his firm, GALATI not voting and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that a previous Site Development Plan has already been approved for this building.

CHARLES LECHITZ, 4914 Boulder Highway, appeared on behalf of the applicants and concurred with staff's recommendations.

MR. DICHTER verified for COMMISSIONER EVANS that staff conducts a survey that has a radius of 1,000 feet around a subject parcel. With this application, there was no similar uses within the given radius.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 41 – SUP-2404

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:12 – 10:16)

3-1757

CONDITIONS:

Planning and Development

1. Conformance to all applicable Conditions of Approval for Zoning Reclassification Z-0067-80 and Site Development Plan Review Z-0067-80(8).
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The use shall comply with all applicable requirements of LVMC Title 6.
4. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
5. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
6. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2405 - WILLIS GRANDVIL, ET AL - Request for a Special Use Permit FOR OUTSIDE STORAGE TO EXCEED FIVE PERCENT OF THE TOTAL LOT AREA at 1000 South Main Street (APN: 139-33-811-006), C-M (Commercial/Industrial) Zone, Ward 1.

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - DENIED – Motion carried with McSWAIN abstaining because her firm has contracted the applicant to provide services, NIGRO not voting and TRUESELL and GOYNES excused

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, explained that this project is located within the Downtown Centennial Plan area and is part of the current Arts District. One of the issues relating to this application deals with the outside storage with staff determining that the excessive amount of storage is not warranted.

GRANDVIL WILLIS, 1000 South Main Street, clarified that he has only requested 25 percent outside storage.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 42 – SUP-2405

MINUTES – Continued:

STEVEN WHEELER, the property owner, supported the applicant and stated that MR. WILLIS has agreed to take steps to block his equipment from sight.

TODD FARLOW, 240 North 19th Street, felt this enterprise is not compatible with the Art District's plans.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:16 – 10:25)

3-1886

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2407 - DR. ELENA M. HEMPFLING ON BEHALF OF BOCA PARK MARKETPLACE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN ANIMAL HOSPITAL, CLINIC, OR SHELTER WITHOUT OUTSIDE PENS at 8800 West Charleston, Suite #2 (APN: 138-32-412-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, advised that this is within the Boca Park Commercial Center and that the veterinarian business to be located next to the pet shop will not have outside pens. It is compatible with the area and the center.

JAN MICHELS, Perlman Architects, 2230 Corporate Circle #200, appeared on behalf of the applicant and concurred with the conditions. It is a straight-forward application, with the closest home almost 2,000 feet away. It meets all requirements.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 43 – SUP-2407

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:25)

3-2244

CONDITIONS:

Planning and Development

1. Animals shall be confined within an enclosed building at all times.
2. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
3. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
4. Noise levels must comply with the applicable provisions of LVMC Title 7.
5. No more than 25% of the floor area may be used for the boarding of animals.
6. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2486 - WFM NEVADA, INC. ON BEHALF OF CROSSROADS COMMONS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) FOR A GROCERY STORE (WHOLE FOODS MARKET) at 8855 West Charleston Boulevard (APN:163-05-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (McDonald).

IF APPROVED: C.C.: 8/6/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 7/16/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this is not an unusual request for within the Whole Foods Market and meets all requirements for a special use permit. There are no protected uses within 400 feet and staff recommends approval.

RICHARD YOUNGBLOOD, YWS Architects, Limited, 5808 West Spring Mountain Road, appeared on behalf of Whole Foods Market and concurred with the conditions.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 44 – SUP-2486

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, protested the name which gives the impression it is a health food store. A health food store would not sell alcohol.

COMMISSIONER McSWAIN confirmed with HERNANDO FAIRFOOT, 8855 West Charleston Boulevard, and MR. YOUNGBLOOD that the business will open the end of July. The business will sell a lot of beer and wine with cheese as well as everything else sold by a retail store. ROBERT GENZER, Director of Planning and Development Department, clarified that the application will be heard by the City Council on 7/16/2003 in order to accommodate the opening of the business.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:25 – 10:28)

3-2311

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. Conformance to all previous conditions imposed for site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-2402 - CROARO LIVING TRUST - Request for a Site Development Plan Review FOR A 77,120 SQUARE FOOT MINI-WAREHOUSE DEVELOPMENT WITH RECREATIONAL VEHICLE AND BOAT STORAGE AND TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 3.33 acres adjacent to the southeast corner of Rancho Drive and Lone Mountain Road (APN: 138-02-102-001), C-2 (General Commercial) Zone , Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – **UNANIMOUS** with **GALATI** abstaining because his firm is the architect for the project and with **TRUESDELL** and **GOYNES** excused

To be heard by the City Council on 8/6/2003

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 45 – SDR-2402

MOTION – Continued:

NOTE: VICE CHAIRMAN QUINN announced that he and the architectural firm have done over \$50,000,000 in business together over 12 years and he is overseeing significant contracts but he is on the paying end. The direction from the City Attorney is that there is no problem with him hearing and moving forward on the item, subject to disclosure. DEPUTY CITY ATTORNEY BRYAN SCOTT added that Lucchesi Galati Architecture is just the representative, not the applicant.

NOTE: COMMISSIONER NIGRO disclosed that he is a client of the architectural firm representing this application, but he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, indicated that the project proposed is five one-story buildings and two two-story buildings totaling 561 units. The waivers requested include side and rear setbacks supported by staff and the proposal to use the building backs as perimeter walls along the south and east property lines. Reduced interior parking landscaping is also supported by staff inasmuch as the project is enclosed by walls and gated with limited uses. Along the west property line, staff recommends an eight foot landscaping buffer with appropriate trees and shrubs. Outside of the gate landscaping is provided as well as along Lone Mountain consistent with the Code. Staff recommends approval subject to conditions.

JASON GIORGORIAN, Lucchessi Galati Architects, 500 Pilot Road, appeared on behalf of the applicant and concurred with the conditions, except for Conditions 6, 8 and 14.

TODD FARLOW, 240 North 19th Street, questioned the half-street improvements. DAVID GUERRA, Public Works Department, explained that the applicant prefers only to put in off-site improvements to the portion of the parcel upon which they are building. MR. FARLOW recommended staff require the applicant to abide by all conditions.

In regard to the applicant's request to waive Condition 6 pertaining to the landscaping, MR. GIORGORIAN stated that installing the landscaping would have no beneficial effect as no one would be able to view it at all. Staff did not agree with the applicant's statements stating that the Code would be enforced. However, regarding the applicant's request regarding the trash enclosures, MR. CLAPSADDLE agreed to the modification.

Prior to the making of the Motion, ROBERT GENZER, Director of Planning and Development Department, suggested that the applicant work with staff prior to the City Council meeting.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 45 – SDR-2402

MINUTES – Continued:

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:28 – 10:32)

3-2402

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Any recreational vehicle and boat storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height.
3. Conformance to all Minimum Requirements under Title 19.04.040 for Mini-Warehouse and Recreational Vehicle and Boat Storage use.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Exterior finishes and materials shall be consistent with the requirements contained in Title 19.08.045.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a landscape planter along the west property line a minimum 8-foot in width. The planter shall include 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 45 – SDR-2402

CONDITIONS – Continued:

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct half-street improvements on Lone Mountain Road and Rancho Drive adjacent to this parcel concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 45 – SDR-2402

MINUTES – Continued:

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JUNE 26, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ROC-2343 - ST. GEORGES EPISCOPAL CHURCH - Request for a Review of Condition of amended condition #7 [U-0138-99(1)] of an approved Special Use Permit and Site Development Plan Review (U-0138-99) WHICH REQUIRED OFF-SITE IMPROVEMENTS FOR AN 11,806 SQUARE FOOT CHURCH adjacent to the northeast corner of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that the applicant had previously requested the off-site improvements be held for two years. They are now asking to not do any off-sites at all. DAVID GUERRA, Public Works Department, explained that when this application was approved, the applicant was able to obtain a deference of the improvements. He remarked that the applicant maintains that it's request is appropriate in order to maintain the integrity of the rural area.

JAN MICHELS, 2230 Corporate Circle, appeared on behalf of the applicant and stated that she was confused with a few of staff's comments and recommendations contained in the Staff Report.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 46 – ROC-2343

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated that he had no problems with extending the time requested by the applicant, but felt granting the Variance was not appropriate.

VICE CHAIRMAN QUINN felt bothered by the fact that the applicant had received approval to move forward and since has had the church built, yet he felt that applicant has failed to follow through with the commitments made two years prior. MS. MICHELS answered that her client has followed through with a number of conditions, for example, did make the deposit for the street lights, stubbed them out, followed staff's recommendations to negate the drainage and this is the only condition, that her client is asking for consideration.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:38 – 10:45)

3-2906

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2336 - PREMIER DENTAL ASSOCIATES, LIMITED LIABILITY COMPANY -

Petition to Vacate excess public right-of-way generally south of Charleston Boulevard, between Rancho Drive and Strong Drive, Ward 1.

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has no objections to this application.

DENNIS SLATEN, represented Horizon Surveys, 9901 Covington Cross Drive, and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 47 – VAC-2336

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:07 – 10:12)

3-1707

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-2406 - ANTELOPE, LIMITED LIABILITY COMPANY - Request to vacate U. S. Government Patent Reservations generally located west of Grand Canyon Drive, north of Gilcrease Avenue, Ward 6 (Mack).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has no problem with the Vacation request and recommended approval.

FLORA DRANN, 2727 South Rainbow Boulevard, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 48 – VAC-2406

MINUTES – Continued:

No one appeared in opposition.

There was no discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:45 – 10:50)

3-3548

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Rezoning action ZON-1731 or other zoning actions that provide the necessary information may be used to satisfy this condition.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Development of these sites shall comply with all applicable conditions of approval for ZON-1731, Site Development Plan Review SDR-1732, the Antelope Subdivision and all other subsequent site-related actions.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility

or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 48 – VAC-2406

CONDITIONS – Continued:

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-2410 - N V CENTRAL, LIMITED LIABILITY COMPANY, ET AL - Petition to vacate a U.S. Government Patent Reservation generally located south of Severance Lane, east of Fort Apache Road, Ward 6 (Mack).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining because a previous contract held by his firm has been reassigned to KB Home and McSWAIN abstaining because KB Home is involved with this application and TRUESDELL and GOYNES excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the Vacation is in order and staff has recommended approval.

CHRIS RAMBULA, 401 North Buffalo Drive, concurred with all conditions.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 49 – VAC-2410

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:50 – 10:52)

3-3620

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. The drainage study required by SDR-1420 may be used to satisfy this condition. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2412 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Petition of Vacation to vacate U. S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Centennial Parkway, Ward 6 (Mack).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that these will be incorporated into the Cliffs Edge Project and the Planning Commission has already reviewed the development criteria for that project. Staff recommends approval.

LAURA DRAYER appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:52 – 10:53)

3-3712/4-1

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 50 – VAC-2412

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Studies required by Rezoning actions ZON-1520 and ZON-2184 may be used to satisfy this condition.
2. Provide a plan, acceptable to the Development Coordination Section of the Department of Public Works, showing how legal access will be retained or provided to all parcels not under control of this developer prior to recordation of the Order of Relinquishment of Interest. Staff is empowered to modify the exact extents of this Vacation Application to ensure continuity of such legal access.
3. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. Development of these sites shall comply with all applicable conditions of approval for ZON-1520, ZON-2184 and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 50 – VAC-2412

CONDITIONS - Continued:

7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-2420 - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY -
Petition to Vacate a portion Darling Road, west of Durango Drive, Ward 6 (Mack).

SET DATE: 7/16/03

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GOYNES excused.

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, advised that this portion of Darling Road is no longer needed and staff recommends approval.

CHRIS RAMBULA, Tetra Tech Engineering, 401 North Buffalo Drive, appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:53)

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 51 – VAC-2420

CONDITIONS:

1. Legal access to all existing and/or proposed parcels, adjacent to the vacated area, must be provided or maintained. The Order of Vacation shall not record until all parcel access issues have been resolved.
2. Provide all necessary dedications for the Montecito Parkway (aka the old Durango Drive alignment), prior to recordation of the Order of Vacation.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 51 – VAC-2420

CONDITIONS - Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2422 - PHD PROPERITES, INC. ON BEHALF OF CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO PROPOSED RETAIL PAD SITES WITHIN AN APPROVED COMMERCIAL DEVELOPMENT on 2.37 acres adjacent to the southeast corner of Buffalo Drive and Skypointe Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

ROBERT GENZER, Director of Planning and Development Department, indicated that since there was no applicant present, he would recommend the item be held in abeyance.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:53 – 10:55)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040 (C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010 (F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

THIS WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Deputy Director of Planning and Development Department, explained that the text amendment was presented by staff in response to a study of other contemporary codes pertaining to senior housing development as well as other developments within the City. The amendment would result in a change in the height limit from two-stories or 35 feet, which is the same as single family, to three-stories or 40 feet or higher than that subject to approval of a special use permit. All such projects would be reviewed by the Planning Commission and City Council. Secondly, the current 1.2 parking space per senior citizen apartment would be reduced to .75 spaces per unit generally and .5 space in the Downtown Overlay District. The third change would be in mixed use senior citizen projects with ground-level commercial/retail uses would allow a 100% lot coverage, as is permitted for Downtown commercial projects. These three changes would apply only to those projects that qualify as senior citizen and the site development plans would be subject to a review where appropriate conditions could be imposed.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 53 – TXT-2299

MINUTES – Continued:

COMMISSIONER GALATI clarified with MS. WHEELER that 8(b) requiring orientation of the entrances to a street would only apply to the main entrance of the overall project and not individual unit entrances.

No one appeared in opposition.

There was no further discussion

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(10:55 – 10:58)

4-104

CONDITIONS:

1. Title 19.04.010, Table 2 “Land Use Tables,” is hereby amended to include the following:

RESIDENTIAL												PERMITTED USES	COMMERCIAL						INDUSTRIAL		
U	R- A	R- E	R- D	R- 1	R- CL	R- 2	R- 3	R- 4	R- 5	R- MH	R- MHP	RESIDENTIAL & LODGING	P- R	N- S	O	C- D	C- 1	C- 2	C- PB	C- M	M
							P	P	P			Senior Citizen Apartment*					S				

2. Title 19.04.050 (B), “Minimum Requirements,” is amended to include the following:

SENIOR CITIZEN APARTMENTS [R-3, R-4, R-5, C-1]

3. Developments over three stories in height shall comply with the following criteria:

- a.** The structures shall be compatible with the scale and massing of the development allowed by the applicable land uses and provide a transition to less intensive development.
- b.** Rooflines and façade elements shall be articulated in order to break down the apparent massing of the structures.

4. Developments that exceed the maximum permitted lot coverage shall comply with the following criteria:

- a.** All habitable structures shall comply with the minimum setback requirements of the district in which they are located.

Landscape buffers shall be provided in accordance with code requirements.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 53 – TXT-2299

CONDITIONS – Continued:

- 5.** Developments located in the C-1 zoning district shall comply with the following criteria:
- a.** The apartments shall be developed only in connection with ground-level nonresidential development, and, in the case of a multi-floor structure, shall not itself be permitted on the ground floor, except for access and entryways or community rooms.
 - b.** The primary resident/guest entryway to the multi-family use shall be independent of ground floor commercial uses, and shall be directly from and oriented to a street.
 - c.** The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

3. Title 19.08.040 (C), “Specialized Standards By Zoning District,” is amended to include the following:

- 6.** R-3 (Medium Density Residential) and R-4 (High Density Residential) Districts Senior Citizen Apartments. The height limit for senior citizen apartment facilities shall be 3 stories or 40 feet, whichever is less, upon approval of a Site Development Plan in accordance with Title 19.18.050. Senior citizen apartment developments that exceed the permitted height limit may be permitted upon approval of a Special Use Permit in accordance with Title 19.18.060.

4. Title 19.08.040 (C), Table 2 “Residential District Development Standards, Other Than Single-Family” is amended to include the following note:

STANDARD	R-2	R-3	R-4	R-5
Max. Building Height (ft.) ³	2 stories or 35 feet, whichever is less ⁵			5 stories or 55 feet, whichever is less

Notes:

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 53 – TXT-2299

CONDITIONS – Continued:

5. R-3 and R-4 Districts—The height limit for senior citizen apartment facilities shall be 3 stories or 40 feet, whichever is less, upon approval of a Site Development Plan in accordance with Title 19.18.050. Senior citizen apartment developments that exceed the permitted height limit may be permitted upon approval of a Special Use Permit in accordance with Title 19.18.060.

5. Title 19.08.050 (C), Table 3 “Commercial and Industrial District Development Standards,” is amended to include the following note:

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M ⁴
Max. Lot Coverage ⁵	50%	30%	30%	30%	50% ²	50%	50%	NA	NA

Notes:

7. C-1 District—Mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Title 19.18.060, subject to all of the following requirements:
 - a. The mixed-use development must contain both residential and commercial uses in the same structure;
 - b. Commercial uses shall be located at the front yard setback facing the public right-of-way; and
 - c. The residential units shall be located at or above the second story of the mixed-use structure.

6. Title 19.08.050(C), “Specialized Standards By Zoning District,” is amended to include the following:

6. C-1 District. Mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Title 19.18.060, subject to all of the following requirements:
 - a. The mixed-use development must contain both residential and commercial uses in the same structure;
 - b. Commercial uses shall be located at the front yard setback facing the public right-of-way; and
 - c. The residential units shall be located at or above the second story of the mixed-use structure.

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Item 53 – TXT-2299

CONDITIONS – Continued:

7. Title 19.10.010 (F), Table 1 “Parking Requirements,” is amended to read as follows:

Senior Citizen Apartment	One space for each unit, plus one guest space for every five units. <u>.75 spaces per unit.</u>
<u>Senior Citizen Apartment – Downtown Overlay District</u>	<u>.5 spaces per unit</u>

8. Title 19.20.020, “Words and Terms Defined,” is amended to include the following definition:

Senior Citizen Apartment. A multiple family dwelling or dwelling group where the units are occupied by at least one person fifty-five (55) years of age or older. In determining whether housing qualifies as senior citizen apartments under this provision, the following factors shall be considered:

1. The existence of significant facilities and services specifically designed to meet the physical or social needs of older persons.
2. The publication of, and adherence to, policies and procedures which demonstrate an intent by the owner or manager to provide housing for persons fifty-five (55) years of age or older to the extent allowed by applicable State or Federal law.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 26, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIR-2561 - CITY OF LAS VEGAS - Appointment of alternate Planning Commissioners to the Centennial Hills Architectural Committee (CHARC), Downtown Signage Review Committee (DRC), Parkway Center Architectural Committee (PC-ARC), and the Downtown Entertainment Overlay District Design Review Committee (DEOD-DRC).

C.C.: 8/6/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

GALATI – ABEYANCE to 7/10/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL and GOYNES excused

MINUTES:

MARGO WHEELER, Deputy Director of Planning and Development, summarized the establishment of these four review committees pursuant to City ordinance. The designees to the committees are from this Commission. Staff is seeking alternative designees in order for the committees to continue to meet while the designees may be taking vacation. She presented a chart of the meeting schedules. She outlined a past problem with obtaining quorums for these day time meetings. VICE CHAIRMAN QUINN confirmed that the designees of the various committees will be available for the upcoming meetings. MS. WHEELER indicated that there was no pressing need to act and there is no additional acting compensation. She offered to provide the Commissioners with copies of the ordinances in order to detail the assignments of the committees. COMMISSIONER NIGRO agreed to be the alternative designee for CHARC.

No one appeared in opposition.

There was no further discussion

(10:58 – 11:05)

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 26, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

DAN and RICKY CONTRERAS, Bonanza Village, presented photographs of ten foot wrought iron fencing surrounding a HUD subsidized apartment complex called Buena Vista Springs, the old Madison Terrace and another development consisting of Las Vegas Housing units. This does not happen elsewhere in the City other than West Las Vegas. It creates a negative perception. The mentality of development in West Las Vegas is archaic and should not have ever happened. These are the challenges the homeowners face. There are also boarded up homes. The churches have gobbled up land in the area that is vacant at night. The drug dealers, prostitutes and gangbangers all come out at night. The City needs to make a plan and stand behind it to address these problems as well as the proliferation of homeless services. He encouraged the Commission to guide the community. The community needs to build income to bring in business. The vacant Veterans Administration building is creating terrible situations. The Commission should reach out to their contacts in the community. The day laborers continue right under the sign citing the ordinance prohibiting them. He protested being called a complainer and the other neighbors have given up. As a start, the fences should be cut down to six feet. His hope is for the future.

COMMISSIONER McSWAIN expressed her respect for MR. CONTRERAS and his efforts. She and others support keeping property in the area residential. The concern is with government dictating what businesses can go on what corner. That is not the way to correct the situation. Creating a special use permit requirement provides the protection and ability to improve a site. MR. CONTRERAS pointed out that the Bonanza wall would not have passed this Commission if it had not been City designed. The bar must be raised and outdated projects must be retired. He expressed his pride in living in West Las Vegas and his appreciation for the assistance of the Commission.

ROBERT GENZER, Director of Planning and Development Department, noted that the existing West Las Vegas is the next item on the list of things to be done and the revisions are in the very early stages. Staff will be seeking citizens' participation as a major factor. MR. CONTRERAS acknowledged the expertise of the Commission and staff, but he offered to help with motivation in any way possible.

(11:05 – 11:16)

City of Las Vegas

PLANNING COMMISSION MEETING OF JUNE 26, 2003
Planning and Development Department
Citizens Participation

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, commented that beauty is more than skin deep. No matter how nice something looks, the business makes a difference. The check cashing business are bottom-feeders and hit on the people that can least afford it. It is like drug dealing. COMMISSIONER McSWAIN disagreed because it is a matter of how each individual business is operated.

(11:16 – 11:18)

4-788

MEETING ADJOURNED AT 11:18 P.M.

Respectfully submitted:

DIANA DAVIS, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK